

Table: A-1 Components of Population Change, 1990-2000
Census

	1990	2000	Total	Percent	Births	Deaths	Natural Increase
State	4,866,669	5,894,121	1,027,452	21.1	787,184	405,110	382,074
Adams	13,603	16,428	2,825	20.8	3,055	1,075	1,980
Asotin	17,605	20,551	2,946	16.7	2,619	2,207	412
Benton	112,560	142,475	29,915	26.6	19,976	8,138	11,838
Chelan	52,250	66,616	14,366	27.5	9,763	5,521	4,242
Clallam	56,210	64,525	8,315	14.8	6,656	7,196	(540)
Clark	238,053	345,238	107,185	45.0	45,479	19,844	25,635
Columbia	4,024	4,064	40	1.0	451	531	(80)
Cowlitz	82,119	92,948	10,829	13.2	12,473	8,311	4,162
Douglas	26,205	32,603	6,398	24.4	4,400	2,098	2,302
Ferry	6,295	7,260	965	15.3	815	604	211
Franklin	37,473	49,347	11,874	31.7	10,090	2,744	7,346
Garfield	2,248	2,397	149	6.6	207	318	(111)
Grant	54,798	74,698	19,900	36.3	12,356	4,938	7,418
GHarbor	64,175	67,194	3,019	4.7	8,825	7,344	1,481
Island	60,195	71,558	11,363	18.9	9,896	4,647	5,249
Jefferson	20,406	25,953	5,547	27.2	2,219	2,429	(210)
King	1,507,305	1,737,034	229,729	15.2	222,189	113,180	109,009
Kitsap	189,731	231,969	42,238	22.3	32,477	14,871	17,606
Kittitas	26,725	33,362	6,637	24.8	3,262	2,307	955
Klickitat	16,616	19,161	2,545	15.3	2,329	1,550	779
Lewis	59,358	68,600	9,242	15.6	8,834	6,800	2,034
Lincoln	8,864	10,184	1,320	14.9	1,044	1,073	(29)
Mason	38,341	49,405	11,064	28.9	5,226	4,499	727
Okanogan	33,350	39,564	6,214	18.6	5,521	3,416	2,105
Pacific	18,882	20,984	2,102	11.1	2,113	2,656	(543)
Pend Oreille	8,915	11,732	2,817	31.6	1,340	994	346
Pierce	586,203	700,820	114,617	19.6	99,524	47,246	52,278
San Juan	10,035	14,077	4,042	40.3	1,047	970	77
Skagit	79,545	102,979	23,434	29.5	13,090	8,243	4,847
Skamania	8,289	9,872	1,583	19.1	989	657	332
Snohomish	465,628	606,024	140,396	30.2	81,080	33,058	48,022
Spokane	361,333	417,939	56,606	15.7	55,764	33,682	22,082
Stevens	30,948	40,066	9,118	29.5	4,331	2,947	1,384
Thurston	161,238	207,355	46,117	28.6	24,389	13,583	10,806
Wahkiakum	3,327	3,824	497	14.9	367	434	(67)
Walla Walla	48,439	55,180	6,741	13.9	7,127	5,100	2,027
Whatcom	127,780	166,814	39,034	30.5	19,289	10,909	8,380
Whitman	38,775	40,740	1,965	5.1	4,167	2,185	1,982
Yakima	188,823	222,581	33,758	17.9	42,405	16,805	25,600

Source: OFM. Actual or provisional vital statistics through 1990
Detail may not add due to rounding
Census counts for 1990 may vary due to the inclusion or exclusion of data corrections in spe

**Net
Migration**

645,378
845
2,534
18,077
10,124
8,855
81,550
120
6,667
4,096
754
4,528
260
12,482
1,538
6,114
5,757
120,720
24,632
5,682
1,766
7,208
1,349
10,337
4,109
2,645
2,471
62,339
3,965
18,587
1,251
92,374
34,524
7,734
35,311
564
4,714
30,654
(17)
8,158

pecific files.

Table A-2: Income and Poverty in 1999

Geographic area	Median income in 1999 (dollars)		Per capita income in 1999 (dollars)	Median earnings in 1999 of full-time, year-round workers (dollars)		Income in 1999 below poverty level			
	Households	Families		Male	Female	Percent of population for whom poverty status is determined			Percent of families
						All ages	Related children under 18 years	65 years and over	
Washington	45,776	53,760	22,973	40,687	30,021	10.6	13.2	7.5	7.3
COUNTY									
Adams County	33,888	37,075	13,534	28,740	21,597	18.2	24	8.9	13.6
Asotin County	33,524	40,592	17,748	35,810	22,218	15.4	22.7	6.7	11.6
Benton County	47,044	54,146	21,301	45,556	27,232	10.3	14.3	6.9	7.8
Chelan County	37,316	46,293	19,273	35,065	25,838	12.4	16	7.4	8.8
Clallam County	36,449	44,381	19,517	35,452	24,628	12.5	17.1	6.8	8.9
Clark County	48,376	54,016	21,448	41,337	28,537	9.1	11.7	6.8	6.9
Columbia County	33,500	44,038	17,374	33,690	21,367	12.6	15.9	11.1	8.6
Cowlitz County	39,797	46,532	18,583	40,378	25,710	14	19.5	6.6	10.3
Douglas County	38,464	43,777	17,148	35,917	24,794	14.4	21	6.9	11.2
Ferry County	30,388	35,691	15,019	32,103	23,371	19	20.4	10.3	13.3
Franklin County	38,991	41,967	15,459	32,209	24,533	19.2	26	7.7	15.5
Garfield County	33,398	41,645	16,992	33,313	22,132	14.2	17.1	10.2	12
Grant County	35,276	38,938	15,037	32,414	24,310	17.4	22.3	9.4	13.1
Grays Harbor County	34,160	39,709	16,799	35,947	24,262	16.1	21.6	9.4	11.9
Island County	45,513	51,363	21,472	35,331	25,612	7	8.8	4.4	5.1
Jefferson County	37,869	45,415	22,211	37,210	25,831	11.3	16.6	6	7.2
King County	53,157	66,035	29,521	45,802	34,321	8.4	9.4	7.4	5.3
Kitsap County	46,840	53,878	22,317	39,889	28,586	8.8	10.9	6	6.3
Kittitas County	32,546	46,057	18,928	36,257	25,640	19.6	15.6	8.2	10.5
Klickitat County	34,267	40,414	16,502	36,067	21,922	17	22.5	15.1	12.6
Lewis County	35,511	41,105	17,082	35,714	23,453	14	18.6	9.4	10.4
Lincoln County	35,255	41,269	17,888	31,086	22,444	12.6	17.6	7.7	8.4
Mason County	39,586	44,246	18,056	37,007	25,817	12.2	17.3	4.9	8.8
Okanogan County	29,726	35,012	14,900	29,495	22,005	21.3	28.2	10.4	16
Pacific County	31,209	39,302	17,322	33,892	22,982	14.4	19.7	8.1	9.1
Pend Oreille County	31,677	36,977	15,731	36,951	20,693	18.1	27.6	6.4	13.6
Pierce County	45,204	52,098	20,948	38,510	28,580	10.5	13.2	7.2	7.5
San Juan County	43,491	51,835	30,603	36,250	26,516	9.2	12.4	3.1	6
Skagit County	42,381	48,347	21,256	37,207	26,123	11.1	13.5	6.8	7.9
Skamania County	39,317	44,586	18,002	36,732	25,130	13.1	18.1	7.9	10
Snohomish County	53,060	60,726	23,417	43,293	31,386	6.9	7.6	7.8	4.9
Spokane County	37,308	46,463	19,233	35,097	25,526	12.3	14.2	8.1	8.3
Stevens County	34,673	40,250	15,895	35,256	23,679	15.9	19.8	11.9	11.5
Thurston County	46,975	55,027	22,415	40,521	30,368	8.8	9.8	5	5.8
Wahkiakum County	39,444	47,604	19,063	37,123	27,938	8.1	11	2.7	5.9
Walla Walla County	35,900	44,962	16,509	34,691	24,736	15.1	18.8	8.2	10.2
Whatcom County	40,005	49,325	20,025	37,589	26,193	14.2	14.2	8.3	7.8
Whitman County	28,584	44,830	15,298	33,381	27,046	25.6	16.5	5.5	11
Yakima County	34,828	39,746	15,606	31,620	24,541	19.7	27.2	11.3	14.8
(X) Not applicable.									

Source: U.S. Census Bureau,
Census 2000 Summary File 3,
Matrices P53, P77, P82, P87,
P90, PCT47, and PCT52.

Table A-5: Occupied Housing Characteristics 2000

Geographic area	Total population	Occupied housing units						
		Total	Owner	Renter	Average household size	Percent		
						Owner	1 person households	With householder 65 years and over
Washington	5,894,121	2,271,398	1,467,009	804,389	2.53	64.6	26.2	18.5
COUNTY								
Adams County	16,428	5,229	3,576	1,653	3.09	68.4	18.7	20.1
Asotin County	20,551	8,364	5,612	2,752	2.42	67.1	27	25.5
Benton County	142,475	52,866	36,344	16,522	2.68	68.7	23.2	18
Chelan County	66,616	25,021	16,178	8,843	2.62	64.7	25.1	24.2
Clallam County	64,525	27,164	19,757	7,407	2.31	72.7	28.1	32.8
Clark County	345,238	127,208	85,550	41,658	2.69	67.3	21.8	16.2
Columbia County	4,064	1,687	1,171	516	2.36	69.4	29	28.8
Cowlitz County	92,948	35,850	24,250	11,600	2.55	67.6	24.3	22.2
Douglas County	32,603	11,726	8,319	3,407	2.76	70.9	20	21.8
Ferry County	7,260	2,823	2,060	763	2.49	73	24.8	22.2
Franklin County	49,347	14,840	9,740	5,100	3.26	65.6	17.8	17.7
Garfield County	2,397	987	730	257	2.39	74	28.3	32.7
Grant County	74,698	25,204	16,809	8,395	2.92	66.7	21.2	21.7
Grays Harbor County	67,194	26,808	18,495	8,313	2.48	69	26.7	25.7
Island County	71,558	27,784	19,473	8,311	2.52	70.1	21.5	22.9
Jefferson County	25,953	11,645	8,870	2,775	2.21	76.2	28.5	30.6
King County	1,737,034	710,916	425,436	285,480	2.39	59.8	30.5	16.1
Kitsap County	231,969	86,416	58,279	28,137	2.6	67.4	22.6	17.7
Kittitas County	33,362	13,382	7,805	5,577	2.33	58.3	28.4	19.2
Klickitat County	19,161	7,473	5,139	2,334	2.54	68.8	23.8	23
Lewis County	68,600	26,306	18,782	7,524	2.57	71.4	24	26.1
Lincoln County	10,184	4,151	3,188	963	2.42	76.8	26	29.5
Mason County	49,405	18,912	14,945	3,967	2.49	79	23.3	27.2
Okanogan County	39,564	15,027	10,312	4,715	2.58	68.6	24.5	23.6
Pacific County	20,984	9,096	6,807	2,289	2.27	74.8	29.5	34.5
Pend Oreille County	11,732	4,639	3,590	1,049	2.51	77.4	25	24.9
Pierce County	700,820	260,800	165,598	95,202	2.6	63.5	24.3	17.4
San Juan County	14,077	6,466	4,754	1,712	2.16	73.5	30.6	26.4
Skagit County	102,979	38,852	27,074	11,778	2.6	69.7	23.3	24.2
Skamania County	9,872	3,755	2,773	982	2.61	73.8	21.1	18.1
Snohomish County	606,024	224,852	152,382	72,470	2.65	67.8	22.6	15.1
Spokane County	417,939	163,611	107,203	56,408	2.46	65.5	28.1	20.3
Stevens County	40,066	15,017	11,734	3,283	2.64	78.1	22	21.9
Thurston County	207,355	81,625	54,371	27,254	2.5	66.6	25.1	18.3
Wahkiakum County	3,824	1,553	1,237	316	2.42	79.7	24.4	27.8
Walla Walla County	55,180	19,647	12,818	6,829	2.54	65.2	27.1	26.4
Whatcom County	166,814	64,446	40,876	23,570	2.51	63.4	25.6	19.3
Whitman County	40,740	15,257	7,302	7,955	2.31	47.9	29.4	16
Yakima County	222,581	73,993	47,670	26,323	2.96	64.4	21.5	21.4

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, H4, H12, H13, and H16.

Table A-6: Units in Structure

Householder 65 Years and Over and
Householder Below Poverty Level

Subject	Number	Percent
TENURE BY UNITS IN STRUCTURE		
Owner-occupied housing units	1,466,985	100
1, detached	1,217,084	83
1, attached	35,060	2.4
2	9,066	0.6
3 or 4	8,876	0.6
5 or more	41,352	2.8
Mobile home	150,207	10.2
Boat, RV, van, etc	5,340	0.4
Renter-occupied housing units	804,413	100
1, detached	216,187	26.9
1, attached	35,660	4.4
2	54,161	6.7
3 or 4	76,094	9.5
5 to 9	90,921	11.3
10 to 19	102,089	12.7
20 to 49	88,493	11
50 or more	102,202	12.7
Mobile home	37,327	4.6
Boat, RV, van, etc	1,279	0.2
SELECTED CHARACTERISTICS OF HOUSEHOLDS WITH HOUSEHOLDER 65 YEARS AND OVER		
Occupied housing units	430,394	100
Owner occupied	332,473	77.2
Less than 1.01 occupants per room	426,618	99.1
No telephone service	3,758	0.9
No vehicle available	63,713	14.8
Below poverty level	35,321	8.2
With meals included in rent	17,555	4.1
SELECTED CHARACTERISTICS OF HOUSEHOLDS BELOW POVERTY LEVEL		
Owner-occupied housing units	66,188	100
Lacking complete plumbing facilities	1,286	1.9
1.01 or more occupants per room	5,309	8
Built 1939 or earlier	10,985	16.6
Householder 65 years and over	17,309	26.2
With public assistance income	5,218	7.9
With Social Security income	18,926	28.6
No telephone service	2,468	3.7
Renter-occupied housing units	158,553	100
Lacking complete plumbing facilities	2,493	1.6
1.01 or more occupants per room	24,048	15.2
Built 1939 or earlier	22,321	14.1
Householder 65 years and over	18,012	11.4
With public assistance income	32,875	20.7
With Social Security income	24,446	15.4
No telephone service	8,914	5.6
(X) Not applicable.		

Source: U.S. Census Bureau, Census 2000
Summary File 3, Matrices H14, H21, H32, H43,
H45, H53, HCT22, HCT23, HCT24, HCT25,
HCT26, and HCT27.

Table A-7: Structural and Facility Characteristics of All Housing Units 2000

Geographic area	Total housing units	Median rooms	Percent					
			1 unit, detached or attached	In buildings with 10 or more units	Lacking complete plumbing facilities	Lacking complete kitchen facilities	Year Structure Built	
							1990 to March 2000	1939 or earlier
Washington	2,451,075	5.4	65.4	14.4	1	1.2	21.7	12.5
COUNTY								
Adams County	5,773	5.3	62.9	4.7	1	1.4	14	13.7
Asotin County	9,111	5.5	70.2	5	1.1	1.2	17.4	16.1
Benton County	55,963	5.7	63.2	11.5	0.6	0.9	22	2.8
Chelan County	30,407	5.2	69.2	6.7	2.5	2.3	23	15.9
Clallam County	30,683	5.3	70.9	5.6	1.5	1.9	23	10
Clark County	134,030	5.7	70.6	10.7	0.4	0.7	34.6	5.9
Columbia County	2,018	5.5	78.4	1.4	5.3	4.5	8.6	40.1
Cowlitz County	38,624	5.5	68.6	9.2	0.5	0.8	18.4	15.6
Douglas County	12,944	5.5	64.6	3	1.8	1.4	23.1	9
Ferry County	3,775	4.8	69.4	1.9	11.1	10	22.9	9.7
Franklin County	16,084	5.2	59.5	8.8	1.2	1.2	19.5	4.4
Garfield County	1,288	5.6	75.3	0.7	10.2	9.9	9.8	35.8
Grant County	29,081	5.1	56.8	4.8	1.3	1.2	23.7	4.1
Grays Harbor County	32,489	5.3	70.2	5.5	1.3	1.9	12.7	25
Island County	32,378	5.5	77.3	3.5	0.7	0.6	28.3	4.7
Jefferson County	14,144	5.1	73.8	3.5	4.2	3.8	30.5	11.6
King County	742,237	5.3	60.2	24	0.6	0.8	16.7	14.7
Kitsap County	92,644	5.6	70	9	0.6	0.8	26.3	9.4
Kittitas County	16,475	4.8	62.2	13	2.8	2.7	24.6	18.4
Klickitat County	8,633	5.2	65.8	2.2	2.8	3.1	21.1	16.6
Lewis County	29,585	5.4	68.3	4.9	1.3	1.6	19.8	19.2
Lincoln County	5,298	5.9	73.6	1.4	3.9	4	16.6	29.8
Mason County	25,515	5.1	70.9	1.5	3.1	3.1	28.3	5.2
Okanogan County	19,085	4.9	68.8	2.6	8	7.2	19.6	13.7
Pacific County	13,991	5	68	2.7	2.2	2.2	19.6	20.2
Pend Oreille County	6,608	4.8	71.7	2.6	9.2	8.1	21.9	12.6
Pierce County	277,060	5.4	67.2	13	0.6	0.8	22	12.6
San Juan County	9,752	4.8	82.7	2.5	7.4	5.9	33.8	8.1
Skagit County	42,681	5.4	72	7.2	1.7	1.8	25.8	14.3
Skamania County	4,576	5.5	68.1	0.8	5.1	2.1	19.7	10.7
Snohomish County	236,205	5.6	65.7	15.2	0.6	0.7	28.4	6.9
Spokane County	175,005	5.5	68.9	13.6	0.7	1	17.3	18.1
Stevens County	17,599	5.3	71.1	2.9	3.7	3.3	24	11.9
Thurston County	86,652	5.5	66.4	9	0.7	0.8	27.7	7.1
Wahkiakum County	1,792	5.7	69.8	1.3	2.8	2.1	18.2	22.9
Walla Walla County	21,147	5.5	69	8.3	0.9	1.6	14.8	23.1
Whatcom County	73,893	5.1	63.9	12.5	1	1.3	27.3	14.6
Whitman County	16,676	5	52.9	17.5	0.7	1.1	16.6	25.2
Yakima County	79,174	5.2	67.2	6.4	1.4	1.6	16.2	12.8

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H24, H30, H34, H47, and H51

Table A-8
First-Time Buyer Housing Affordability Index

	Housing Affordability Index				
Area	1 st Quarter 2001	1 st Quarter 2002	1 st Quarter 2003	1 st Quarter 2004	Percent Change 2001-2004
Washington State	73.8	69.6	76.2	77.4	4.9
Bellingham MSA					
Whatcom County	77.8	75.4	77..2	71.8	-7.7
Bremerton-Silverdale MSA					
Kitsap County	95.1	89.0	95.9	86.0	-9.6
Kennewick-Richland-Pasco MSA					
Benton County	109.1	103.3	114.5	118.4	8.5
Franklin County	88.7	82.7	90.4	93.1	5.0
Lewiston, ID-WA MSA (part)					
Asotin County	107.4	113.6	120.4	109.3	1.8
Longview MSA					
Cowlitz County	99.1	109.3	121.3	121.0	22.1
Mount Vernon-Anacortes MSA					
Skagit County	75.8	85.5	84.8	86.9	14.6
Olympia MSA					
Thurston County	95.1	94.6	100.8	98.8	3.9
Portland-Vancouver-Beaverton, OR-WA (part)					
Clark County	95.9	99.1	107.2	102.8	7.2
Skamania County	n/a	n/a	n/a	n/a	n/a
Seattle-Tacoma-Bellevue MSA					
King County	61.0	61.6	67.6	64.5	5.7
Pierce County	82.7	81.8	88.6	86.0	4.0
Snohomish County	74.1	74.0	81.9	79.9	7.8
Spokane MSA					
Spokane County	104.4	109.2	114.6	113.6	8.8
Wenatchee MSA					
Chelan County	79.5	87.5	90.8	96.7	21.6
Douglas County	82.2	90.7	94.3	100.1	21.8

	Housing Affordability Index				
Area	1 st Quarter 2001	1 st Quarter 2002	1 st Quarter 2003	1 st Quarter 2004	Percent Change 2001-2004
Yakima MSA					
Yakima County	97.3	96.9	107.0	103.7	6.6
Micropolitan Areas					
Aberdeen (Grays Harbor County)	122.5	128.6	137.2	127.3	3.9
Centralia (Lewis County)	98.6	88.5	126.6	108.5	10.0
Ellensburg (Kittitas County)	76.6	71.1	75.7	71.4	-6.8
Moses Lake (Grant County)	113.8	109.5	116.6	127.4	12.0
Oak Harbor (Island County)	82.9	83.2	84.5	81.9	-1.2
Port Angeles (Clallam County)	86.5	91.4	98.8	87.5	-1.2
Pullman (Whitman County)	68.4	63.5	71.8	67.3	-1.6
Shelton (Mason County)	122.9	118.6	121.9	110.2	-10.3
Walla Walla (Walla Walla County)	99.1	101.2	94.4	94.2	-4.9
Rural Areas					
Adams County	146.1	134.3	143.7	157.0	7.5
Columbia County	173.6	170.0	158.4	142.4	-18.0
Ferry County	98.5	98.0	102.1	90.1	-8.5
Garfield County	105.2	109.9	115.0	104.1	-1.0
Jefferson County	70.8	61.6	67.9	61.4	-13.3
Klickitat County	n/a	n/a	n/a	n/a	N/a
Lincoln County	n/a	n/a	n/a	n/a	N/a
Okanogan County	n/a	113.6	151.1	126.0	n/a (10.9)*
Pacific County	131.8	124.5	142.0	132.1	0.2
Pend Oreille County	104.5	105.4	111.3	98.9	-5.4
San Juan County	51.8	58.2	51.3	50.1	-3.3
Stevens County	114.5	115.6	122.2	102.9	-10.1
Wahkiakum County	262.9	67.9	122.3	82.4	-68.8**

Notes: First-time Buyer Housing Affordability Index measures the ability of a household with 70% of median income to carry the mortgage payments on a median price starter home (85% of median; 10% down). When the index is 100 there is a balance between the household's ability to pay and the cost. Higher indexes indicate housing is more affordable. All loans are assumed to be 30-year loans. It is assumed 25% of income can be used for principal and interest payments.

* 2002-2004 only

** very few home sales in Wahkiakum County result in wide swings in median prices and affordability numbers

Source: Washington Center for Real Estate Research at Washington State University. (www.cbe.wsu.edu/~wcrer)

**Table A-9 Census 2000 Renter-occupied Housing Units in Washington
(by County)**

County	Single-family	2-4 units	5+ units	Mobile/other	Total
Adams	791	300	310	246	1,650
Asotin	1,139	681	524	408	2,752
Benton	4,552	3,332	7,217	1,411	16,512
Chelan	3,803	1,954	2,110	984	8,851
Clallam	3,578	819	1,978	1,022	7,397
Clark	14,221	8,350	17,692	1,394	41,657
Columbia	337	43	71	62	513
Cowlitz	4,937	1,938	4,083	640	11,598
Douglas	1,390	842	559	614	3,405
Ferry	484	46	71	162	763
Franklin	1,436	1,279	1,612	762	5,089
Garfield	177	26	21	35	259
Grant	3,629	1,305	1,310	2,155	8,399
Grays Harbor	4,052	1,539	853	832	8,294
Island	4,388	1,353	1,811	744	8,296
Jefferson	1,569	301	470	440	2,780
King	61,965	37,660	183,298	2,542	285,465
Kitsap	10,936	5,212	10,149	1,867	28,164
Kittitas	1,876	1,345	2,028	334	5,583
Klickitat	1,104	418	293	520	2,335
Lewis	3,558	1,011	1,740	1,206	7,515
Lincoln	682	96	71	121	970
Mason	2,143	355	577	890	3,965
Okanogan	2,505	544	665	1,004	4,718
Pacific	1,130	272	413	485	2,300
Pend Oreille	588	53	177	232	1,050
Pierce	32,381	16,633	42,586	3,577	95,177
San Juan	976	213	265	253	1,707
Skagit	5,114	2,139	3,568	944	11,765
Skamania	487	160	62	270	980
Snohomish	19,235	12,077	38,663	2,553	72,528
Spokane	19,498	9,999	24,944	2,004	56,445
Stevens	1,766	270	567	683	3,286
Thurston	9,691	5,240	9,932	2,398	27,261
Wahkiakum	154	31	40	91	316
Walla Walla	2,945	1,388	2,051	446	6,830
Whatcom	8,522	3,915	9,820	1,318	23,575
Whitman	2,020	1,761	3,784	392	7,957
Yakima	12,088	5,355	6,298	2,565	26,306
Statewide	251,847	130,255	383,705	38,606	804,413

Source: Washington Center for Real Estate Research/Washington State University

Table A-10
Proportion of Very Low Income Affordable Market-Rate Apartments
Selected Washington Counties, September 2003

County	1-Bedroom			2-Bedroom/1-bath		
	Affordable Rent	Proportion	Units Supplied	Affordable Rent	Proportion	Units Supplied
Benton	\$551	70.5%	1,531	\$661	68.1%	1,090
Chelan	\$481	49.0%	129	\$578	63.6%	253
Clallam	\$474	80.0%	72	\$569	95.5%	106
Clark	\$617	69.7%	2,282	\$740	96.0%	2,533
Cowlitz	\$504	67.7%	193	\$604	88.5%	515
Douglas	\$461	100.0%	8	\$554	65.3%	32
Franklin	\$551	100.0%	63	\$661	100.0%	98
Grant	\$457	93.0%	186	\$548	57.8%	67
Grays Harbor	\$457	100.0%	80	\$548	33.3%	34
Island	\$730	100.0%	60	\$876	100.0%	21
King	\$730	56.8%	22,230	\$876	70.6%	14,244
Kitsap	\$579	31.2%	518	\$695	46.8%	747
Kittitas	\$489	64.7%	209	\$588	52.5%	458
Lewis	\$457	75.4%	89	\$548	29.4%	20
Pierce	\$564	51.8%	4,909	\$678	58.7%	5,036
Skagit/Whatcom	\$518	18.1%	130	\$623	42.7%	356
Snohomish	\$730	84.3%	7,814	\$876	93.4%	6,387
Spokane	\$512	80.1%	2,889	\$614	81.8%	3,332
Thurston	\$603	53.9%	1,357	\$724	80.5%	1,352
Walla Walla	\$473	83.4%	141	\$568	88.4%	214
Whitman	\$493	98.1%	736	\$591	88.1%	1,895
Yakima	\$457	65.9%	649	\$548	51.2%	378

Source: Washington Center for Real Estate Research/Washington State University

Table A-11
Proportion of Extremely Low Income Affordable Market-Rate Apartments
Selected Washington Counties, September 2003

County	1-Bedroom			2-Bedroom/1-bath		
	Affordable Rent	Proportion	Units Supplied	Affordable Rent	Proportion	Units Supplied
Benton	\$331	0.0%	0	\$398	0.0%	0
Chelan	\$288	0.0%	0	\$346	0.0%	0
Clallam	\$284	0.0%	0	\$341	0.0%	0
Clark	\$370	0.0%	0	\$444	0.0%	0
Cowlitz	\$303	0.7%	2	\$363	0.3%	2
Douglas	\$277	0.0%	0	\$333	0.0%	0
Franklin	\$331	0.0%	0	\$398	0.0%	0
Grant	\$274	1.5%	0	\$329	0.0%	0
Grays Harbor	\$274	0.0%	0	\$329	0.0%	0
Island	\$438	16.7%	10	\$526	42.8%	9
King	\$438	0.1%	39	\$526	0.3%	60
Kitsap	\$348	0.0%	0	\$418	0.0%	0
Kittitas	\$294	0.0%	0	\$353	0.0%	0
Lewis	\$274	0.0%	0	\$329	0.0%	0
Pierce	\$339	0.0%	0	\$406	0.4%	34
Skagit/Whatcom	\$311	0.0%	0	\$374	0.0%	0
Snohomish	\$438	0.2%	19	\$526	2.4%	164
Spokane	\$307	0.4%	14	\$369	0.0%	0
Thurston	\$362	0.5%	13	\$434	0.0%	0
Walla Walla	\$284	0.0%	0	\$340	0.0%	0
Whitman	\$296	1.3%	10	\$355	8.1%	174
Yakima	\$274	0.0%	0	\$329	0.0%	0

Source: Washington Center for Real Estate Research/Washington State University

**Table: A-12 Housing Trust Fund Financed Units
From 1989 to July 2004**

Area	< 30% AMI	>31 to <50%	>51 to <80% AMI	>80% AMI*
Washington State	5,764	12,936	5,587	192
Seattle-Tacoma-Bremerton CMSA	3,612	8,318	3,085	102
Island County	10	103	50	0
King County	2,901	5,569	1,977	91
Kitsap County	64	269	81	0
Pierce County	404	834	486	4
Snohomish County	200	1,214	363	4
Thurston County	33	329	128	3
Bellingham MSA				
Whatcom County	83	384	153	6
Richland-Kennewick-Pasco MSA	54	87	28	1
Benton County	10	46	12	1
Franklin County	44	41	16	0
Spokane MSA				
Spokane County	396	841	559	6
Vancouver MSA				
Clark County	174	632	645	22
Yakima MSA				
Yakima County	88	524	143	4
Non-MSA Region Total	1,357	2,150	974	51
Adams County	16	71	0	2
Asotin County	0	30	0	0
Chelan County	558	188	61	20
Clallam County	67	153	10	1
Columbia County	0	0	0	0
Cowlitz County	65	198	16	2
Douglas County	71	72	0	0
Ferry County	60	72	55	0
Garfield County	2	0	0	0
Grant Coutny	172	237	114	5
Grays Harbor County	4	137	40	0
Jefferson County	13	12	0	0
Kittitas County	6	27	0	1
Klickitat County	0	57	11	11
Lewis County	6	107	14	1
Lincoln County	0	20	0	0
Mason County	5	46	64	1
Okanogan County	89	135	112	0
Pacific County	0	0	29	0
Pend Oreille County	8	33	6	0
San Juan County	0	29	89	0
Skagit County	100	173	246	0
Skamania County	24	16	3	1
Stevens County	10	74	14	0
Wahkkiakum County	2	0	0	0
Walla Walla County	63	173	19	4
Whitman County	16	90	71	2

*Note: Units targeting >80% households exist within the Low Income projects, however, State resources are not used for these units.

Housing Trust Fund and HOME

Target Population

Area	Mentally Ill	Chemically Dependent	Developmentally Disabled	Elderly	HIV/AIDS	Physically Disabled
Washington State	948	479	821	559	207	178
Seattle-Tacoma-Bremerton CMSA	627	352	434	261	183	53
Island County	15					
King County	383	306	290	261	171	50
Kitsap County	49	10	17			
Pierce County	63	30	39		6	
Snohomish County	86		53		6	3
Thurston County	31	6	35			
Bellingham MSA						
Whatcom County	22	0	0	0	6	0
Richland-Kennewick-Pasco MSA	0	0	0	0	0	6
Benton County						6
Franklin County						
Spokane MSA						
Spokane County	32	37	128	0		34
Vancouver						
Clark County	78	0	106	69	6	79
Yakima MSA						
Yakima County	12	50	37	40	10	0
Non-MSA Region Total	177	40	116	189	2	6
Adams County				30		
Asotin County						
Chelan County				24		
Clallam County	19		5	69		
Columbia County						
Cowlitz County	21	40	4		2	
Douglas County			6			
Ferry County	4		4			
Garfield County	6					
Grant County	22		20			
Grays Harbor County	25		3			
Jefferson County	13		4			
Kittitas County	6					
Klickitat County	1			26		
Lewis County			7			
Lincoln County						4
Mason County						
Okanogan County			6			
Pacific County	6					
Pend Oreille County			5	26		
San Juan County						2
Skagit County	14		14			
Skamania County				14		
Stevens County	11					
Wahkiakum County						
Walla Walla County	29		31			
Whitman County			7			

**Table: A-14 HOME Multi-Family Investments
From 1992 to July 2004**

Area	< 30% AMI	>31 to <50%	>51 to <80% AMI	>80% AMI*
Washington State	242	2,007	404	14
Seattle-Tacoma-Bremerton CMSA	140	1,033	60	8
Island County	0	0	0	0
King County	66	658	40	6
Kitsap County	62	213	9	1
Pierce County	3	25	0	0
Snohomish County	9	81	7	1
Thurston County	0	56	4	0
Bellingham MSA				
Whatcom County	0	105	20	0
Richland-Kennewick-Pasco MSA	0	136	106	0
Benton County	0	124	106	0
Franklin County	0	12	0	0
Spokane MSA				
Spokane County	58	290	140	4
Vancouver MSA				
Clark County	12	52	9	1
Yakima MSA				
Yakima County	0	71	0	0
Non-MSA Region Total	32	320	69	1
Adams County	0	42	0	0
Asotin County	0	0	0	0
Chelan County	0	23	0	1
Clallam County	0	34	0	0
Columbia County	0	0	0	0
Cowlitz County	0	36	48	0
Douglas County	0	16	0	0
Ferry County	0	0	0	0
Garfield County	0	4	0	0
Grant County	0	3	0	0
Grays Harbor County	0	6	0	0
Jefferson County	13	33	0	0
Kittitas County	0	0	0	0
Klickitat County	0	0	0	0
Lewis County	0	0	0	0
Lincoln County	7	7	4	0
Mason County	0	11	0	0
Okanogan County	0	0	0	0
Pacific County	6	0	8	0
Pend Oreille County	0	4	0	0
San Juan County	0	7	0	0
Skagit County	0	0	0	0
Skamania County	0	0	0	0
Stevens County	4	10	2	0
Wahkkiakum County	2	10	7	0
Walla Walla County	0	70	0	0
Whitman County	0	4	0	0

*Note: Above Moderate units exist within the Low Income projects, however, HOME resources are not used for Above Moderate.

Table A-15: Public Housing Authority Wait List (September 2004)

Housing Authority	Wait List on Vouchers	Wait List Open/Close Rentals	Notes
Asotin	581	319 Open	
Bremerton	2,225	131 Open	
Chelan	187	106 Closed	
County/Wenatchee			Section 8 list will open on 9/22/04 for an indefinite period of time
Everett	2,124	124	
Ferry	197	38 Open	
Grant County	871	568 Open	Section 8 voucher wait list is closed. Others are open.
Island	596	98	
Jefferson	174	0 Open	Voucher wait list closed as 5/31/04. Public housing wait list is open.
Kelso	439	N/A Open	
Kennewick	387	539	Voucher wait list is closed. Public housing wait list is open.
Kitsap	2,284	0 Open	
Lewis	334	0 Open	
Longview	3,147	65 Open	
Mason	417	152 Open	
Okanogan	283	10 Closed	
Pasco and Franklin Counties	204	146 Open	Will probably close Voucher wait list soon. Purge on regular basis.
Pierce County	1,295	157 Closed	
Richland	282		Project based 202 has a wait list of 12; Benton City homes has a wait list of 8; Tax credit senior project has a wait list of approximately 13

Housing Authority	Wait List on Vouchers	Wait List Open/Close Rentals	Notes
Renton	864	2,413	Voucher list is closed. Public housing wait list is open. Wait time is over one year for 1-bedroom and almost 3 years for a 2-bedroom
Seattle	3,974	5,257	Voucher wait list closed. All but 340 are "first priority" meaning they have incomes below 30% of AMI or are homeless. Public and Senior Housing Open. Time to time may close wait list for certain bldgs. Total unduplicated number on wait list is 7,225
Skagit	1,774	N/A Open	
Spokane	4,973	1,429 Open	
Sunnyside	N/A	979 Open	
Tacoma	272	1,791 Closed	
Thurston	3,657	Open	
Vancouver	4,800	82 Open	Currently issuing vouchers from March 2001
Walla Walla	1,317	634 Open	
Yakima	139	476	Voucher wait list closed for 2.5 years. Wait list for public housing open. Farmworker project: List open with 58 on wait list; Mariposa Park: List open with 76 on wait list; Nueva Primavera: List open with 11 on wait list; Glenn Acres: List is open with 14 on wait list.
Total	37,797	15,514	

*Data reported as of September 2004. Results from other Housing Authorities are being collected.

Table A-16: USDA 2004

Target Population

Area	Family	Elderly	Farm Workers	Mixed	Total Units
Washington State	3197	3461	521	188	7367
Seattle-Tacoma-Bremerton CMSA	655	1051	0	18	1724
<i>Island County</i>	165	67			232
<i>King County</i>	84	106			190
<i>Kitsap County</i>	151	90			241
<i>Pierce County</i>	39	43			82
<i>Snohomish County</i>	129	676		18	823
<i>Thurston County</i>	87	69			156
Bellingham MSA					
<i>Whatcom County</i>	84	158	23		265
Richland-Kennewick-Pasco MSA	50	40	24	0	114
<i>Benton County</i>	50	21			71
<i>Franklin County</i>		19	24		43
Spokane MSA					
<i>Spokane County</i>	67	87			154
Vancouver					
<i>Clark County</i>	120	45			165
Yakima MSA					
Yakima County	430	149	207	54	840
Non-MSA Region Total	1791	1931	267	116	4105
<i>Adams County</i>	111	49			160
<i>Asotin County</i>					0
<i>Chelan County</i>	72	119	97		288
<i>Clallam County</i>	211	71			282
<i>Columbia County</i>		23			23
<i>Cowlitz County</i>	38	106			144
<i>Douglas County</i>	20		35		55
<i>Ferry County</i>	30	13			43
<i>Garfield County</i>					0
<i>Grant County</i>	275	161	81		517
<i>Grays Harbor County</i>	55	70		23	148
<i>Jefferson County</i>	89	91			180
<i>Kittitas County</i>	44	155			199
<i>Klickitat County</i>	78	61			139
<i>Lewis County</i>	92	90			182
<i>Lincoln County</i>	26	25			51
<i>Mason County</i>	60	78			138
<i>Okanogan County</i>	167	137		83	387
<i>Pacific County</i>	55	110			165
<i>Pend Oreille County</i>	23	50			73
<i>San Juan County</i>	60	26		10	96
<i>Skagit County</i>	155	341	54		550
<i>Skamania County</i>	57				57
<i>Stevens County</i>	55	128			183
<i>Wahkiakum County</i>					0
<i>Walla Walla County</i>					0
<i>Whitman County</i>	18	27			45

Table A-17: General Housing Characteristics 2000

Geographic area	Total housing units	Occupied housing units	Vacant housing units				Vacancy rate	
			Total	Percent			Home-owner	Rental
				For sale only	For rent	Seas., rec., or occ. use		
Washington	2,451,075	2,271,398	179,677	15.2	28.3	33.6	1.8	5.9
COUNTY								
Adams County	5,773	5,229	544	14	36.4	10.8	2.1	10.7
Asotin County	9,111	8,364	747	17.4	32.9	24.2	2.3	8.2
Benton County	55,963	52,866	3,097	17	45.8	5.9	1.4	7.9
Chelan County	30,407	25,021	5,386	8.9	12.8	52.3	2.9	7.2
Clallam County	30,683	27,164	3,519	13.6	23.4	39.9	2.4	10
Clark County	134,030	127,208	6,822	26.1	43.3	8.1	2	6.6
Columbia County	2,018	1,687	331	10.3	18.1	48.6	2.8	10.4
Cowlitz County	38,624	35,850	2,774	20.1	42.3	13.4	2.2	9.2
Douglas County	12,944	11,726	1,218	15.6	18.6	36.4	2.2	6.2
Ferry County	3,775	2,823	952	6.9	9.6	61.6	3.1	10.7
Franklin County	16,084	14,840	1,244	16.4	35.9	6.1	2.1	8.1
Garfield County	1,288	987	301	12.6	9.3	49.5	4.9	9.8
Grant County	29,081	25,204	3,877	14.4	26	40.6	3.2	10.7
Grays Harbor County	32,489	26,808	5,681	12.2	20.9	46.7	3.6	12.5
Island County	32,378	27,784	4,594	9.5	9.8	67.6	2.2	5.1
Jefferson County	14,144	11,645	2,499	9.7	7.5	67.4	2.7	6.3
King County	742,237	710,916	31,321	16.2	39.5	16.7	1.2	4.2
Kitsap County	92,644	86,416	6,228	18.9	30.7	23.8	2	6.4
Kittitas County	16,475	13,382	3,093	8.1	13.1	57.9	3.1	6.8
Klickitat County	8,633	7,473	1,160	12	17.8	40.9	2.6	8.1
Lewis County	29,585	26,306	3,279	17.9	19.9	40	3	8
Lincoln County	5,298	4,151	1,147	12.8	5.9	49.8	4.4	6.6
Mason County	25,515	18,912	6,603	7.7	4.7	77.9	3.3	7.3
Okanogan County	19,085	15,027	4,058	8.4	10.8	58	3.2	8.5
Pacific County	13,991	9,096	4,895	7.1	6.2	76.4	4.9	11.8
Pend Oreille County	6,608	4,639	1,969	7.7	8.6	69.7	4.1	13.9
Pierce County	277,060	260,800	16,260	18.7	37.8	15.9	1.8	6.1
San Juan County	9,752	6,466	3,286	2.5	3.9	84.5	1.7	7
Skagit County	42,681	38,852	3,829	13.6	15.2	51.5	1.9	4.7
Skamania County	4,576	3,755	821	7.4	8.8	70.8	2.2	6.8
Snohomish County	236,205	224,852	11,353	20.3	37	20.6	1.5	5.5
Spokane County	175,005	163,611	11,394	19.5	47.3	9	2	8.7
Stevens County	17,599	15,017	2,582	12.5	9.2	55.1	2.7	6.8
Thurston County	86,652	81,625	5,027	22.8	34.5	19.5	2.1	6
Wahkiakum County	1,792	1,553	239	18.8	7.1	41.8	3.5	5.1
Walla Walla County	21,147	19,647	1,500	20.2	33.4	11.9	2.3	6.8
Whatcom County	73,893	64,446	9,447	9.7	15.1	62.9	2.2	5.7
Whitman County	16,676	15,257	1,419	20.9	39.6	8.5	3.9	6.6
Yakima County	79,174	73,993	5,181	15	36.2	16.4	1.6	6.6

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices H1, H3, H4, and H5.

Table A-18: Housing Problems Output for All Households

Name of Jurisdiction: Washington			Source of Data: CHAS Data Book			Data Current as of: 2000					
	Renters					Owners					
	Elderly 1 & 2 member households	Small (2 to 4)	Large (5 or	All Other Households	Total Renters	Elderly 1 & 2 member households	Small (2 to 4)	Large (5 or	All Other Households	Total Owners	Total Household
Household by Type, Income, & Housing Problem	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(L)
1. Household Income <=50% MFI	60,585	100,785	26,655	114,680	302,705	89,452	47,204	14,249	32,440	183,345	486,050
2. Household Income <=30% MFI	35,185	50,235	12,300	66,445	164,165	35,728	19,900	5,185	17,410	78,223	242,388
3. % with any housing problems	64.8	83.9	92.6	77.4	77.8	70.8	80	89.2	75.8	75.5	77.1
4. % Cost Burden >30%	62.7	80.5	79.8	75.9	74.8	70.3	78.1	78.4	74	73.7	74.4
5. % Cost Burden >50%	45.3	66	57.3	64.8	60.4	46.3	67.7	67.9	63.2	56.9	59.3
6. Household Income >30% to <=50% MFI	25,400	50,550	14,355	48,235	138,540	53,724	27,304	9,064	15,030	105,122	243,662
7. % with any housing problems	68	78.5	86.7	79.1	77.6	41	75.8	87.5	70.5	58.3	69.3
8. % Cost Burden >30%	66.2	71.7	56.1	77.2	71	40.8	73.6	74.8	69.1	56.3	64.6
9. % Cost Burden >50%	29.6	18.4	12	23.3	21.5	18.5	48.5	41.3	45.2	32.1	26
10. Household Income >50 to <=80% MFI	21,425	72,694	18,658	76,480	189,257	80,923	75,255	26,629	34,305	217,112	406,369
11. % with any housing problems	47	38.9	59	37.7	41.3	23.6	63.3	70.6	61	49.1	45.5
12. % Cost Burden >30%	44.6	28.3	19.8	35	32	23.3	61	54.1	59.9	45.9	39.5
13. % Cost Burden >50%	16.2	1.8	1.1	2.5	3.7	8.6	19.1	12.3	21.8	14.8	9.6
14. Household Income >80% MFI	26,320	129,639	23,010	132,205	311,174	192,103	615,285	108,793	150,350	1,066,531	1,377,705
15. % with any housing problems	22.2	10.3	38	6.7	11.8	10.3	16.1	25.6	23.4	17.1	15.9
16. % Cost Burden >30%	19.5	2.9	2.1	4	4.7	10	14.8	13.8	22.7	14.9	12.6
17. % Cost Burden >50%	7.8	0.1	0	0.2	0.8	2	1.6	1.3	3.1	1.8	1.6
18. Total Households	108,330	303,118	68,323	323,365	803,136	362,478	737,744	149,671	217,095	1,466,988	2,270,124
19. % with any housing problems	51.7	40.7	63.8	39.4	43.6	23.8	24.9	39.6	36.8	27.9	33.4
20. % Cost Burden >30	49.5	33.3	32.3	37	36.9	23.5	23.4	26.9	35.9	25.6	29.6
21. % Cost Burden >50	26.8	14.5	13.1	17.4	17.2	10.3	6.9	8	13.8	8.9	11.8

Table A-19 (Section 1) Rental Housing Affordability by Family Income Levels, 2004

[illegible]

Spokane County	\$471	\$11,450	49%	\$185	95%	\$13,370	42%	\$137	126%
Tacoma, WA PMSA									
Pierce County	\$553	\$13,050	51%	\$227	105%	\$15,225	44%	\$172	140%
Yakima MSA									
Yakima County	\$480	\$10,500	55%	\$218	77%	\$12,215	47%	\$175	105%
Non-MSA Region									
Adams County	\$410	\$10,500	47%	\$148	91%	\$12,215	40%	\$105	119%
Asotin County	\$410	\$10,500	47%	\$148	91%	\$12,215	40%	\$105	119%
Chelan County	\$410	\$11,350	43%	\$126	105%	\$13,265	37%	\$78	136%
Clallam County	\$494	\$10,750	55%	\$225	79%	\$12,530	47%	\$181	108%
Columbia County	\$410	\$11,100	44%	\$133	101%	\$12,950	38%	\$86	131%
Cowlitz County	\$430	\$11,550	45%	\$141	104%	\$13,475	38%	\$93	136%
Douglas County	\$424	\$10,800	47%	\$154	93%	\$12,600	40%	\$109	123%
Ferry County	\$410	\$10,500	47%	\$148	91%	\$12,215	40%	\$105	119%
Garfield County	\$410	\$10,700	46%	\$143	94%	\$12,495	39%	\$98	124%
Grant County	\$410	\$10,500	47%	\$148	91%	\$12,215	40%	\$105	119%
Grays Harbor County	\$410	\$10,500	47%	\$148	91%	\$12,215	40%	\$105	119%
Jefferson County	\$443	\$11,200	47%	\$163	96%	\$13,055	41%	\$117	126%
Kittitas County	\$410	\$11,300	44%	\$128	104%	\$13,195	37%	\$80	135%
Klickitat County	\$410	\$10,500	47%	\$148	91%	\$12,215	40%	\$105	119%
Lewis County	\$410	\$10,500	47%	\$148	91%	\$12,215	40%	\$105	119%
Lincoln County	\$410	\$10,500	47%	\$148	91%	\$12,215	40%	\$105	119%
Mason County	\$483	\$10,500	55%	\$221	77%	\$12,250	47%	\$177	105%
Okanogan County	\$410	\$10,500	47%	\$148	91%	\$12,215	40%	\$105	119%
Pacific County	\$410	\$10,500	47%	\$148	91%	\$12,215	40%	\$105	119%
Pend Oreille County	\$410	\$10,500	47%	\$148	91%	\$12,215	40%	\$105	119%
San Juan County	\$578	\$12,600	55%	\$263	92%	\$14,735	47%	\$210	127%
Skagit County	\$571	\$11,900	58%	\$274	82%	\$13,895	49%	\$224	115%
Skamania County	\$410	\$10,700	46%	\$143	94%	\$12,495	39%	\$98	124%
Stevens County	\$410	\$10,500	47%	\$148	91%	\$12,215	40%	\$105	119%
Wahkiakum County	\$410	\$10,850	45%	\$139	97%	\$12,670	39%	\$93	126%
Walla Walla County	\$410	\$10,750	46%	\$141	95%	\$12,565	39%	\$96	125%
Whitman County	\$421	\$11,050	46%	\$145	98%	\$12,880	39%	\$99	128%

Table A-19 (Section 2) Rental Housing Affordability by Family Income Levels, 2004

[illegible]

Island County	\$21,800	40%	\$184	213%	\$24,525	36%	\$116	257%	\$21,800
King County	\$21,800	40%	\$184	213%	\$24,525	36%	\$116	257%	\$21,800
Snohomish County	\$21,800	40%	\$184	213%	\$24,525	36%	\$116	257%	\$21,800
Spokane MSA									
Spokane County	\$15,280	37%	\$89	157%	\$17,190	33%	\$41	188%	\$15,280
Tacoma, WA PMSA									
Pierce County	\$17,400	38%	\$118	176%	\$19,575	34%	\$64	211%	\$17,400
Yakima MSA									
Yakima County	\$13,960	41%	\$131	134%	\$15,705	37%	\$87	162%	\$13,960
Non-MSA Region									
Adams County	\$13,960	35%	\$61	147%	\$15,705	31%	\$17	176%	\$13,960
Asotin County	\$13,960	35%	\$61	147%	\$15,705	31%	\$17	176%	\$13,960
Chelan County	\$15,160	32%	\$31	167%	\$17,055	29%	-\$16	198%	\$15,160
Clallam County	\$14,320	41%	\$136	137%	\$16,110	37%	\$91	166%	\$14,320
Columbia County	\$14,800	33%	\$40	161%	\$16,650	30%	-\$6	191%	\$14,800
Cowlitz County	\$15,400	34%	\$45	167%	\$17,325	30%	-\$3	198%	\$15,400
Douglas County	\$14,400	35%	\$64	152%	\$16,200	31%	\$19	181%	\$14,400
Ferry County	\$13,960	35%	\$61	147%	\$15,705	31%	\$17	176%	\$13,960
Garfield County	\$14,280	34%	\$53	153%	\$16,065	31%	\$8	182%	\$14,280
Grant County	\$13,960	35%	\$61	147%	\$15,705	31%	\$17	176%	\$13,960
Grays Harbor County	\$13,960	35%	\$61	147%	\$15,705	31%	\$17	176%	\$13,960
Jefferson County	\$14,920	36%	\$70	157%	\$16,785	32%	\$23	187%	\$14,920
Kittitas County	\$15,080	33%	\$33	166%	\$16,965	29%	-\$14	196%	\$15,080
Klickitat County	\$13,960	35%	\$61	147%	\$15,705	31%	\$17	176%	\$13,960
Lewis County	\$13,960	35%	\$61	147%	\$15,705	31%	\$17	176%	\$13,960
Lincoln County	\$13,960	35%	\$61	147%	\$15,705	31%	\$17	176%	\$13,960
Mason County	\$14,000	41%	\$133	134%	\$15,750	37%	\$89	162%	\$14,000
Okanogan County	\$13,960	35%	\$61	147%	\$15,705	31%	\$17	176%	\$13,960
Pacific County	\$13,960	35%	\$61	147%	\$15,705	31%	\$17	176%	\$13,960
Pend Oreille County	\$13,960	35%	\$61	147%	\$15,705	31%	\$17	176%	\$13,960
San Juan County	\$16,840	41%	\$157	162%	\$18,945	37%	\$104	196%	\$16,840

[illegible]

Table A-19 (Section 3) Rental Housing Affordability by Family Income Levels, 2004

[illegible]

Island County	\$729	\$27,250	32%	\$48	302%	\$32,700	27%	-\$89	533%
King County	\$729	\$27,250	32%	\$48	302%	\$32,700	27%	-\$89	533%
Snohomish County	\$729	\$27,250	32%	\$48	302%	\$32,700	27%	-\$89	533%
Spokane MSA									
Spokane County	\$471	\$19,100	30%	-\$7	219%	\$22,920	25%	-\$102	374%
Tacoma, WA PMSA									
Pierce County	\$553	\$21,750	31%	\$9	246%	\$26,100	25%	-\$100	425%
Yakima MSA									
Yakima County	\$480	\$17,450	33%	\$44	191%	\$20,940	28%	-\$44	341%
Non-MSA Region									
Adams County	\$410	\$17,450	28%	-\$26	204%	\$20,940	23%	-\$114	341%
Asotin County	\$410	\$17,450	28%	-\$26	204%	\$20,940	23%	-\$114	341%
Chelan County	\$410	\$18,950	26%	-\$64	229%	\$22,740	22%	-\$159	371%
Clallam County	\$494	\$17,900	33%	\$47	195%	\$21,480	28%	-\$43	350%
Columbia County	\$410	\$18,500	27%	-\$53	221%	\$22,200	22%	-\$145	362%
Cowlitz County	\$430	\$19,250	27%	-\$51	230%	\$23,100	22%	-\$148	377%
Douglas County	\$424	\$18,000	28%	-\$26	211%	\$21,600	24%	-\$116	352%
Ferry County	\$410	\$17,450	28%	-\$26	204%	\$20,940	23%	-\$114	341%
Garfield County	\$410	\$17,850	28%	-\$36	211%	\$21,240	23%	-\$121	346%
Grant County	\$410	\$17,450	28%	-\$26	204%	\$20,940	23%	-\$114	341%
Grays Harbor County	\$410	\$17,450	28%	-\$26	204%	\$20,940	23%	-\$114	341%
Jefferson County	\$443	\$18,650	29%	-\$23	217%	\$22,380	24%	-\$117	365%
Kittitas County	\$410	\$18,850	26%	-\$61	227%	\$22,620	22%	-\$156	369%
Klickitat County	\$410	\$17,450	28%	-\$26	204%	\$20,940	23%	-\$114	341%
Lewis County	\$410	\$17,450	28%	-\$26	204%	\$20,940	23%	-\$114	341%
Lincoln County	\$410	\$17,450	28%	-\$26	204%	\$20,940	23%	-\$114	341%
Mason County	\$483	\$17,500	33%	\$46	191%	\$21,000	28%	-\$42	342%
Okanogan County	\$410	\$17,450	28%	-\$26	204%	\$20,940	23%	-\$114	341%
Pacific County	\$410	\$17,450	28%	-\$26	204%	\$20,940	23%	-\$114	341%
Pend Oreille County	\$410	\$17,450	28%	-\$26	204%	\$20,940	23%	-\$114	341%
San Juan County	\$578	\$21,050	33%	\$52	230%	\$25,260	27%	-\$54	412%

[illegible]

Table A-19 (Section 4) Rental Housing Affordability by Family Income Levels, 2004

Family of One – 1 Bedroom

Households at 80%Median Income

Jurisdiction	Monthly Fair Market Rent for 1 Bedroom Unit (a)	Annual Income Limit Family of 1 (b)	% of Monthly Income Needed to Pay Fair Market Rent (c)	Affordability Gap Based on 30% of Monthly Income in \$ (d)	Percentage of DSHS Need Standard That Household Can Pay After Paying Monthly Fair Market Rent in \$ (e)
Bellingham, WA MSA					
Whatcom County	\$562	\$32,400	21%	-\$248	418%
Bremerton, WA PMSA					
Kitsap County	\$602	\$35,550	20%	-\$287	462%
Olympia, WA PMSA					
Thurston County	\$660	\$37,000	21%	-\$265	474%
Portland-Vancouver, OR -WA PMSA					
Clark County	\$644	\$38,000	20%	-\$306	494%
Richland-Kennewick-Pasco, WA MSA					
Benton County	\$618	\$34,650	21%	-\$248	444%
Franklin County	\$618	\$34,650	21%	-\$248	444%
Seattle-Bellevue-Everett, WA PMSA					
Island County	\$729	\$40,250	22%	-\$277	514%
King County	\$729	\$40,250	22%	-\$277	514%
Snohomish County	\$729	\$40,250	22%	-\$277	514%
Spokane MSA					
Spokane County	\$471	\$30,600	18%	-\$294	407%

Tacoma, WA PMSA					
Pierce County	\$553	\$34,800	19%	-\$317	459%
Yakima MSA					
Yakima County	\$480	\$27,950	21%	-\$219	362%
Non-MSA Region					
Adams County	\$410	\$27,950	18%	-\$289	376%
Asotin County	\$410	\$27,950	18%	-\$289	376%
Chelan County	\$410	\$30,300	16%	-\$348	414%
Clallam County	\$494	\$28,650	21%	-\$222	371%
Columbia County	\$410	\$29,550	17%	-\$329	402%
Cowlitz County	\$430	\$30,800	17%	-\$340	418%
Douglas County	\$424	\$28,800	18%	-\$296	387%
Ferry County	\$410	\$27,950	18%	-\$289	376%
Garfield County	\$410	\$28,550	17%	-\$304	385%
Grant County	\$410	\$27,950	18%	-\$289	376%
Grays Harbor County	\$410	\$27,950	18%	-\$289	376%
Jefferson County	\$443	\$29,850	18%	-\$303	400%
Kittitas County	\$410	\$30,200	16%	-\$345	412%
Klickitat County	\$410	\$27,950	18%	-\$289	376%
Lewis County	\$410	\$27,950	18%	-\$289	376%
Lincoln County	\$410	\$27,950	18%	-\$289	376%
Mason County	\$483	\$28,000	21%	-\$217	362%
Okanogan County	\$410	\$27,950	18%	-\$289	376%
Pacific County	\$410	\$27,950	18%	-\$289	376%
Pend Oreille County	\$410	\$27,950	18%	-\$289	376%
San Juan County	\$578	\$33,650	21%	-\$263	436%
Skagit County	\$571	\$31,750	22%	-\$223	406%
Skamania County	\$410	\$28,550	17%	-\$304	385%
Stevens County	\$410	\$27,950	18%	-\$289	376%
Wahkiakum County	\$410	\$28,950	17%	-\$314	392%
Walla Walla County	\$410	\$28,750	17%	-\$309	389%

Table A-19 (Notes)

- (a) HUD's published Fair Market Rent for 2004 68 FR 56758 (October 1, 2003).
- (b) Annual Income Limits Taken from Washington State Housing Finance Commission effective January 28, 2004 and found at [http://www.wshfc.org/limits/AllCountyIncome.asp? Year=2004](http://www.wshfc.org/limits/AllCountyIncome.asp?Year=2004).
- (c) Shows the percentage of gross monthly income required to pay the shown Monthly Fair Market Rent for 1 Bedroom Apartment.
- (d) This figure shows in dollars the amount each month that a family must pay to cover the Monthly Fair Market Rent for 1 Bedroom Apartment in excess of thirty percent of the family's gross monthly income. A negative number shows that the family is paying less than thirty percent.
- (e) Shows the amount of dollars that a family is paying in excess of thirty percent of their gross monthly income to cover Monthly Fair Market Rent. Where number is negative, the family is paying less than thirty percent of their income for housing.
- (f) Shows the percentage of the "standard of need" that is covered by a family's gross monthly income after payment of the Monthly Fair Market Rent. The Department of Social and Health Services sets needs standards for cash assistance programs which are intended to represent the amount of income required by individuals and families to maintain a minimum and adequate standard of living. Need standards are based on assistance unit size and include basic requirements for food, clothing, shelter, energy costs, transportation, household maintenance and operations, personal maintenance, and necessary incidentals. WAC 388-479-0005. The needs standards are found in WAC 388-478-0015 where families are obligated to pay shelter costs and where shelter is provided at no cost. For illustration only, we are using the standard of need where shelter provided at no cost to reflect what a family would need to spend to cover a minimum and adequate standard of living where they are not responsible for shelter costs as we are deducting the Monthly Fair Market Rents from their gross monthly income.

Spokane County	\$569	\$16,400	42%	\$159	85%	\$19,110	36%	\$91	109%
Tacoma, WA PMSA									
Pierce County	\$736	\$18,650	47%	\$270	87%	\$21,735	41%	\$193	114%
Yakima MSA									
Yakima County	\$596	\$14,950	48%	\$222	69%	\$17,465	41%	\$159	91%
Non-MSA Region									
Adams County	\$535	\$14,950	43%	\$161	75%	\$17,465	37%	\$98	98%
Asotin County	\$535	\$14,950	43%	\$161	75%	\$17,465	37%	\$98	98%
Chelan County	\$535	\$16,250	40%	\$129	87%	\$18,935	34%	\$62	111%
Clallam County	\$628	\$15,350	49%	\$244	69%	\$17,920	42%	\$180	92%
Columbia County	\$535	\$15,850	41%	\$139	83%	\$18,480	35%	\$73	107%
Cowlitz County	\$554	\$16,500	40%	\$142	87%	\$19,250	35%	\$73	111%
Douglas County	\$535	\$15,400	42%	\$150	79%	\$17,990	36%	\$85	102%
Ferry County	\$535	\$14,950	43%	\$161	75%	\$17,465	37%	\$98	98%
Garfield County	\$535	\$15,300	42%	\$153	78%	\$17,850	36%	\$89	101%
Grant County	\$535	\$14,950	43%	\$161	75%	\$17,465	37%	\$98	98%
Grays Harbor County	\$540	\$14,950	43%	\$166	75%	\$17,465	37%	\$103	97%
Jefferson County	\$545	\$16,000	41%	\$145	84%	\$18,655	35%	\$79	107%
Kittitas County	\$535	\$16,150	40%	\$131	86%	\$18,865	34%	\$63	110%
Klickitat County	\$535	\$14,950	43%	\$161	75%	\$17,465	37%	\$98	98%
Lewis County	\$535	\$14,950	43%	\$161	75%	\$17,465	37%	\$98	98%
Lincoln County	\$535	\$14,950	43%	\$161	75%	\$17,465	37%	\$98	98%
Mason County	\$593	\$15,000	47%	\$218	70%	\$17,500	41%	\$156	92%
Okanogan County	\$535	\$14,950	43%	\$161	75%	\$17,465	37%	\$98	98%
Pacific County	\$535	\$14,950	43%	\$161	75%	\$17,465	37%	\$98	98%
Pend Oreille County	\$535	\$14,950	43%	\$161	75%	\$17,465	37%	\$98	98%
San Juan County	\$771	\$18,050	51%	\$320	78%	\$21,035	44%	\$245	104%
Skagit County	\$674	\$17,000	48%	\$249	79%	\$19,845	41%	\$178	104%
Skamania County	\$535	\$15,300	42%	\$153	78%	\$17,850	36%	\$89	101%
Stevens County	\$535	\$14,950	43%	\$161	75%	\$17,465	37%	\$98	98%
Wahkiakum County	\$535	\$15,500	41%	\$148	80%	\$18,095	35%	\$83	103%
Walla Walla County	\$535	\$15,400	42%	\$150	79%	\$17,955	36%	\$86	102%
Whitman County	\$559	\$15,800	42%	\$164	80%	\$18,410	36%	\$99	103%

Table A-20 (Section 2): Rental Housing Affordability by Family Income Levels 2004
Family of Four – 2 Bedroom

Jurisdiction	Monthly Fair Market Rent for 2 Bedroom Unit (a)	Households at 40% Median Income				Households at 45% Median Income			
		Annual Income Limit Family of 1 (b)	% of Monthly Income Needed to Pay Fair Market Rent (c)	Affordability Gap Based on 30% of Monthly Income in \$ (d)	Percentage of DSHS Need Standard That Household Can Pay After Paying Monthly Fair Market Rent in \$ (e)	Annual Income Limit Family of 1 (b)	% of Monthly Income Needed to Pay Fair Market Rent (c)	Affordability Gap Based on 30% of Monthly Income in \$ (d)	Percentage of DSHS Need Standard That Household Can Pay After Paying Monthly Fair Market Rent in \$ (e)
-	-								
Bellingham, WA MSA									
Whatcom County	\$747	\$23,160	39%	\$168	125%	\$26,055	34%	\$96	151%
Bremerton, WA PMSA									
Kitsap County	\$781	\$25,400	37%	\$146	142%	\$28,575	33%	\$67	170%
Olympia, WA PMSA									
Thurston County	\$823	\$26,440	37%	\$162	146%	\$29,745	33%	\$79	176%
Portland-Vancouver, OR -WA PMSA									
Clark County	\$795	\$27,160	35%	\$116	156%	\$30,555	31%	\$31	186%
Richland-Kennewick-Pasco, WA MSA									
Benton County	\$740	\$24,760	36%	\$121	140%	\$27,855	32%	\$44	168%
Franklin County	\$740	\$24,760	36%	\$121	140%	\$27,855	32%	\$44	168%
Seattle-Bellevue-Everett, WA PMSA									
Island County	\$923	\$31,160	36%	\$144	177%	\$35,055	32%	\$47	212%
King County	\$923	\$31,160	36%	\$144	177%	\$35,055	32%	\$47	212%
Snohomish County	\$923	\$31,160	36%	\$144	177%	\$35,055	32%	\$47	212%
Spokane MSA									
Spokane County	\$569	\$21,840	31%	\$23	133%	\$24,570	28%	-\$45	157%

Tacoma, WA PMSA									
Pierce County	\$736	\$24,840	36%	\$115	141%	\$27,945	32%	\$37	169%
Yakima MSA									
Yakima County	\$596	\$19,960	36%	\$97	113%	\$22,455	32%	\$35	135%
Non-MSA Region									
Adams County	\$535	\$19,960	32%	\$36	120%	\$22,455	29%	-\$26	142%
Asotin County	\$535	\$19,960	32%	\$36	120%	\$22,455	29%	-\$26	142%
Chelan County	\$535	\$21,640	30%	-\$6	134%	\$24,345	26%	-\$74	158%
Clallam County	\$628	\$20,480	37%	\$116	114%	\$23,040	33%	\$52	137%
Columbia County	\$535	\$21,120	30%	\$7	130%	\$23,760	27%	-\$59	153%
Cowlitz County	\$554	\$22,000	30%	\$4	136%	\$24,750	27%	-\$65	160%
Douglas County	\$535	\$20,560	31%	\$21	125%	\$23,130	28%	-\$43	148%
Ferry County	\$535	\$19,960	32%	\$36	120%	\$22,455	29%	-\$26	142%
Garfield County	\$535	\$20,400	31%	\$25	124%	\$22,950	28%	-\$39	146%
Grant County	\$535	\$19,960	32%	\$36	120%	\$22,455	29%	-\$26	142%
Grays Harbor County	\$540	\$19,960	32%	\$41	119%	\$22,455	29%	-\$21	141%
Jefferson County	\$545	\$21,320	31%	\$12	131%	\$23,985	27%	-\$55	154%
Kittitas County	\$535	\$21,560	30%	-\$4	134%	\$24,255	26%	-\$71	158%
Klickitat County	\$535	\$19,960	32%	\$36	120%	\$22,455	29%	-\$26	142%
Lewis County	\$535	\$19,960	32%	\$36	120%	\$22,455	29%	-\$26	142%
Lincoln County	\$535	\$19,960	32%	\$36	120%	\$22,455	29%	-\$26	142%
Mason County	\$593	\$20,000	36%	\$93	114%	\$22,500	32%	\$31	136%
Okanogan County	\$535	\$19,960	32%	\$36	120%	\$22,455	29%	-\$26	142%
Pacific County	\$535	\$19,960	32%	\$36	120%	\$22,455	29%	-\$26	142%
Pend Oreille County	\$535	\$19,960	32%	\$36	120%	\$22,455	29%	-\$26	142%
San Juan County	\$771	\$24,040	38%	\$170	131%	\$27,045	34%	\$95	157%
Skagit County	\$674	\$22,680	36%	\$107	129%	\$25,515	32%	\$36	154%
Skamania County	\$535	\$20,400	31%	\$25	124%	\$22,950	28%	-\$39	146%
Stevens County	\$535	\$19,960	32%	\$36	120%	\$22,455	29%	-\$26	142%
Wahkiakum County	\$535	\$20,680	31%	\$18	126%	\$23,265	28%	-\$47	149%
Walla Walla County	\$535	\$20,520	31%	\$22	125%	\$23,085	28%	-\$42	147%
Whitman County	\$559	\$21,040	32%	\$33	127%	\$23,670	28%	-\$33	150%

Table A-20 (Section 3): Rental Housing Affordability by Family Income Levels 2004
Family of Four – 2 Bedroom

Jurisdiction	Monthly Fair Market Rent for 2 Bedroom Unit (a)	Households at 50% Median Income				Households at 60% Median Income			
		Annual Income Limit Family of 1 (b)	% of Monthly Income Needed to Pay Fair Market Rent (c)	Affordability Gap Based on 30% of Monthly Income in \$ (d)	Percentage of DSHS Need Standard That Household Can Pay After Paying Monthly Fair Market Rent in \$ (e)	Annual Income Limit Family of 1 (b)	% of Monthly Income Needed to Pay Fair Market Rent (c)	Affordability Gap Based on 30% of Monthly Income in \$ (d)	Percentage of DSHS Need Standard That Household Can Pay After Paying Monthly Fair Market Rent in \$ (e)
-	-								
Bellingham, WA MSA									
Whatcom County	\$747	\$28,950	31%	\$23	177%	\$31,260	29%	-\$35	197%
Bremerton, WA PMSA									
Kitsap County	\$781	\$31,750	30%	-\$13	198%	\$38,100	25%	-\$172	254%
Olympia, WA PMSA									
Thurston County	\$823	\$35,700	28%	-\$70	228%	\$47,600	21%	-\$367	333%
Portland-Vancouver, OR -WA PMSA									
Clark County	\$795	\$33,950	28%	-\$54	216%	\$40,740	23%	-\$224	276%
Richland-Kennewick-Pasco, WA MSA									
Benton County	\$740	\$30,950	29%	-\$34	195%	\$37,100	24%	-\$188	249%
Franklin County	\$740	\$30,950	29%	-\$34	195%	\$37,140	24%	-\$189	250%
Seattle-Bellevue-Everett, WA PMSA									
Island County	\$923	\$38,950	28%	-\$51	246%	\$46,740	24%	-\$246	315%
King County	\$923	\$38,950	28%	-\$51	246%	\$46,740	24%	-\$246	315%
Snohomish County	\$923	\$38,950	28%	-\$51	246%	\$46,740	24%	-\$246	315%
Spokane MSA									
Spokane County	\$569	\$27,300	25%	-\$114	181%	\$32,760	21%	-\$250	229%

Tacoma, WA PMSA									
Pierce County	\$736	\$31,050	28%	-\$40	196%	\$37,260	24%	-\$196	251%
Yakima MSA									
Yakima County	\$596	\$24,950	29%	-\$28	157%	\$29,940	24%	-\$153	201%
Non-MSA Region									
Adams County	\$535	\$24,950	26%	-\$89	164%	\$29,940	21%	-\$214	208%
Asotin County	\$535	\$24,950	26%	-\$89	164%	\$29,940	21%	-\$214	208%
Chelan County	\$535	\$27,050	24%	-\$141	182%	\$32,460	20%	-\$277	230%
Clallam County	\$628	\$27,650	27%	-\$63	178%	\$33,180	23%	-\$202	227%
Columbia County	\$535	\$26,400	24%	-\$125	177%	\$31,680	20%	-\$257	223%
Cowlitz County	\$554	\$27,500	24%	-\$134	184%	\$33,000	20%	-\$271	233%
Douglas County	\$535	\$25,700	25%	-\$108	170%	\$30,840	21%	-\$236	216%
Ferry County	\$535	\$24,950	26%	-\$89	164%	\$29,940	21%	-\$214	208%
Garfield County	\$535	\$27,550	23%	-\$154	187%	\$33,060	19%	-\$292	235%
Grant County	\$535	\$24,950	26%	-\$89	164%	\$29,940	21%	-\$214	208%
Grays Harbor County	\$540	\$24,950	26%	-\$84	163%	\$29,940	22%	-\$209	207%
Jefferson County	\$545	\$26,650	25%	-\$121	178%	\$31,980	20%	-\$255	225%
Kittitas County	\$535	\$26,950	24%	-\$139	181%	\$32,340	20%	-\$274	229%
Klickitat County	\$535	\$24,950	26%	-\$89	164%	\$29,940	21%	-\$214	208%
Lewis County	\$535	\$24,950	26%	-\$89	164%	\$29,940	21%	-\$214	208%
Lincoln County	\$535	\$24,950	26%	-\$89	164%	\$29,940	21%	-\$214	208%
Mason County	\$593	\$25,000	28%	-\$32	158%	\$30,000	24%	-\$157	202%
Okanogan County	\$535	\$24,950	26%	-\$89	164%	\$29,940	21%	-\$214	208%
Pacific County	\$535	\$24,950	26%	-\$89	164%	\$29,940	21%	-\$214	208%
Pend Oreille County	\$535	\$24,950	26%	-\$89	164%	\$29,940	21%	-\$214	208%
San Juan County	\$771	\$30,050	31%	\$20	184%	\$36,030	26%	-\$130	237%
Skagit County	\$674	\$28,350	29%	-\$35	179%	\$34,020	24%	-\$177	229%
Skamania County	\$535	\$25,500	25%	-\$103	169%	\$30,600	21%	-\$230	214%
Stevens County	\$535	\$24,950	26%	-\$89	164%	\$29,940	21%	-\$214	208%
Wahkiakum County	\$535	\$25,850	25%	-\$111	172%	\$31,020	21%	-\$241	217%
Walla Walla County	\$535	\$25,650	25%	-\$106	170%	\$30,780	21%	-\$235	215%
Whitman County	\$559	\$26,300	26%	-\$98	173%	\$31,560	21%	-\$230	220%

Table A-20 (Section 4): Rental Housing Affordability by Family Income Levels 2004
Family of Four – 2 Bedroom

Jurisdiction	Monthly Fair Market Rent for 2 Bedroom Unit (a)	Households at 80% Median Income			
		Annual Income Limit Family of 1 (b)	% of Monthly Income Needed to Pay Fair Market Rent (c)	Affordability Gap Based on 30% of Monthly Income in \$ (d)	Percentage of DSHS Need Standard That Household Can Pay After Paying Monthly Fair Market Rent in \$ (e)
-	-				
Bellingham, WA MSA					
Whatcom County	\$747	\$41,700	21%	-\$296	289%
Bremerton, WA PMSA					
Kitsap County	\$781	\$50,800	18%	-\$489	366%
Olympia, WA PMSA					
Thurston County	\$823	\$33,050	30%	-\$3	205%
Portland-Vancouver, OR -WA PMSA					
Clark County	\$795	\$54,300	18%	-\$563	396%
Richland-Kennewick-Pasco, WA MSA					
Benton County	\$740	\$49,500	18%	-\$498	359%
Franklin County	\$740	\$49,500	18%	-\$498	359%
Seattle-Bellevue-Everett, WA PMSA					
Island County	\$923	\$57,500	19%	-\$515	410%
King County	\$923	\$57,500	19%	-\$515	410%
Snohomish County	\$923	\$57,500	19%	-\$515	410%
Spokane MSA					
Spokane County	\$569	\$43,700	16%	-\$524	326%

Tacoma, WA PMSA					
Pierce County	\$736	\$49,700	18%	-\$507	361%
Yakima MSA					
Yakima County	\$596	\$39,900	18%	-\$402	289%
Non-MSA Region					
Adams County	\$535	\$39,900	16%	-\$463	296%
Asotin County	\$535	\$39,900	16%	-\$463	296%
Chelan County	\$535	\$43,300	15%	-\$548	326%
Clallam County	\$628	\$44,250	17%	-\$478	324%
Columbia County	\$535	\$42,250	15%	-\$521	317%
Cowlitz County	\$554	\$44,000	15%	-\$546	330%
Douglas County	\$535	\$41,100	16%	-\$493	306%
Ferry County	\$535	\$39,900	16%	-\$463	296%
Garfield County	\$535	\$44,050	15%	-\$566	333%
Grant County	\$535	\$39,900	16%	-\$463	296%
Grays Harbor County	\$540	\$39,900	16%	-\$458	295%
Jefferson County	\$545	\$42,650	15%	-\$521	319%
Kittitas County	\$535	\$43,100	15%	-\$543	324%
Klickitat County	\$535	\$39,900	16%	-\$463	296%
Lewis County	\$535	\$39,900	16%	-\$463	296%
Lincoln County	\$535	\$39,900	16%	-\$463	296%
Mason County	\$593	\$40,000	18%	-\$407	291%
Okanogan County	\$535	\$39,900	16%	-\$463	296%
Pacific County	\$535	\$39,900	16%	-\$463	296%
Pend Oreille County	\$535	\$39,900	16%	-\$463	296%
San Juan County	\$771	\$48,100	19%	-\$432	343%
Skagit County	\$674	\$45,350	18%	-\$460	329%
Skamania County	\$535	\$40,800	16%	-\$485	304%
Stevens County	\$535	\$39,900	16%	-\$463	296%
Wahkiakum County	\$535	\$41,350	16%	-\$499	309%
Walla Walla County	\$535	\$41,050	16%	-\$491	306%
Whitman County	\$559	\$42,100	16%	-\$494	313%

Table A-20 (Notes)

- (a) HUD's published Fair Market Rent for 2004 68 FR 56758 (October 1, 2003).
- (b) Annual Income Limits Taken from Washington State Housing Finance Commission effective January 28, 2004 and found at [http://www.wshfc.org/limits/AllCountyIncome.asp? Year=2004](http://www.wshfc.org/limits/AllCountyIncome.asp?Year=2004).
- (c) Shows the percentage of gross monthly income required to pay the shown Monthly Fair Market Rent for 2 Bedroom Apartment.
- (d) This figure shows in dollars the amount each month that a family must pay to cover the Monthly Fair Market Rent for 2 Bedroom Apartment in excess of thirty percent of the family's gross monthly income. A negative number shows that the family is paying less than thirty percent.
- (e) Shows the amount of dollars that a family is paying in excess of thirty percent of their gross monthly income to cover Monthly Fair Market Rent. Where number is negative, the family is paying less than thirty percent of their income for housing.
- (f) Shows the percentage of the "standard of need" that is covered by a family's gross monthly income after payment of the Monthly Fair Market Rent. The Department of Social and Health Services sets needs standards for cash assistance programs which are intended to represent the amount of income required by individuals and families to maintain a minimum and adequate standard of living. Need standards are based on assistance unit size and include basic requirements for food, clothing, shelter, energy costs, transportation, household maintenance and operations, personal maintenance, and necessary incidentals. WAC 388-479-0005. The needs standards are found in WAC 388-478-0015 where families are obligated to pay shelter costs and where shelter is provided at no cost. For illustration only, we are using the standard of need where shelter provided at no cost to reflect what a family would need to spend to cover a minimum and adequate standard of living where they are not responsible for shelter costs as we are deducting the Monthly Fair Market Rents from their gross monthly income.

Table A-21 (Section 1): The 2004 Rental Market Housing Continuum in Washington State				
	Rental Assistance or Operating Subsidies Required to Serve These Households			
HUD Area Median Income (AMI) ¹	Thirty Percent AMI		Thirty-Five Percent AMI	
	King County	Yakima County	King County	Yakima County
1-Person Household	\$16,350	\$10,500	\$19,075	\$12,215
3-Person Household	\$21,050	\$13,450	\$24,535	\$15,715
Fair Market Rent, Thirty Percent of Income, and Affordability Gap				
1-Person Household				
1 Bdrm Fair Market Rent ²	\$729	\$480	\$729	\$480
30% of Monthly Income	\$409	\$263	\$477	\$305
Affordability Gap	\$320	\$218	\$252	\$175
3-Person Household				
2 Bdrm Fair Market Rent ²	\$923	\$596	\$923	\$596
30% of Monthly Income	\$526	\$336	\$613	\$393
Affordability Gap	\$397	\$260	\$310	\$203
Notes::	Housing Options			
<p>1. Annual income figures for 2004 taken from Washington State Housing Finance Commission and can be found at http://www.wshfc.org/limits/map.asp?Year=2004.</p> <p>2. HUD Section 8 Fair Market Rents for 2004 found in 68 Federal Register at 56758 (October 1, 2003)</p>	<p>Households have very little ability to pay market rate rents. They may cycle in and out of homelessness and require emergency shelter, transitional housing and homeless prevention assistance. Public housing, Section 8 Vouchers, Home Tenant Based Rental Assistance, and other forms of rental or operating assistance generally essential to assist these families, particularly those below thirty percent of area median income. HOME, tax exempt bond or Low Income Housing Tax Credit projects can target a modest number of their units to serve these populations.</p>			

Table A-21 (Section 2): The 2004 Rental Market Housing Continuum in Washington State				
	Shallow Subsidy, Tax Expenditure Programs Can Serve These Households			
HUD Area Median Income (AMI) ¹	Forty Percent AMI		Forty-Five Percent AMI	
	King County	Yakima County	King County	Yakima County
1-Person Household	\$21,800	\$13,960	\$24,525	\$15,705
3-Person Household	\$28,040	\$17,960	\$31,545	\$20,205
Fair Market Rent, Thirty Percent of Income, and Affordability Gap				
1-Person Household				
1 Bdrm Fair Market Rent ²	\$729	\$480	\$729	\$480
30% of Monthly Income	\$545	\$349	\$613	\$393
Affordability Gap	\$184	\$131	\$116	\$87
3-Person Household				
2 Bdrm Fair Market Rent ²	\$923	\$596	\$923	\$596
30% of Monthly Income	\$701	\$449	\$789	\$505
Affordability Gap	\$222	\$147	\$134	\$91
Notes::	Housing Options			
1. Annual income figures for 2004 taken from Washington State Housing Finance Commission and can be found at http://www.wshfc.org/limits/map.asp?Year=2004 .	These households have ability to pay slightly below market rents. They can be easily served by HOME, tax exempt bonds, and Low Income Housing Tax Credit projects. They generally do not require Public Housing, Section 8 Vouchers, HOME Tenant Based Rental Assistance, or other forms of rental or operating assistance.			
2. HUD Section 8 Fair Market Rents for 2004 found in 68 Federal Register at 56758 (October 1, 2003)				

Table A-21 (Section 3): The 2004 Rental Market Housing Continuum in Washington State

	Private Market Adequately Serves These Households					
HUD Area Median Income (AMI) ¹	Fifty Percent AMI		Sixty Percent AMI		Eighty Percent AMI	
	King County	Yakima County	King County	Yakima County	King County	Yakima County
1-Person Household	\$27,250	\$17,450	\$32,700	\$20,940	\$40,250	\$27,950
3-Person Household	\$35,050	\$22,450	\$42,060	\$26,940	\$51,750	\$35,950
Fair Market Rent, Thirty Percent of Income, and Affordability Gap						
1-Person Household						
1 Bdrm Fair Market Rent ²	\$729	\$480	\$729	\$480	\$729	\$480
30% of Monthly Income	\$681	\$436	\$818	\$524	\$1,006	\$699
Affordability Gap	\$48	\$44	-\$89	-\$44	-\$277	-\$219
3-Person Household						
2 Bdrm Fair Market Rent ²	\$923	\$596	\$923	\$596	\$923	\$596
30% of Monthly Income	\$876	\$561	\$1,052	\$674	\$1,294	\$899
Affordability Gap	\$47	\$35	-\$129	-\$78	-\$371	-\$303
Notes::	Housing Options					
1. Annual income figures for 2004 taken from Washington State Housing Finance Commission and can be found at http://www.wshfc.org/limits/map.asp?Year=2004 . 2. HUD Section 8 Fair Market Rents for 2004 found in 68 Federal Register at 56758 (October 1, 2003)	These households have sufficient income to pay market rate rents in most communities. They can easily be assisted with tax-exempt bond and Low Income Housing Tax Credit projects. They do not require rental assistance, operating subsidies, or HOME or CDBG funds.		These households have sufficient income to rent market rate housing. No need to use scarce public resources of any kind to provide them with rental housing opportunities.			

SOCDS CHAS Data: Housing Problems Output for White Non-Hispanic Households Table: A-22

Name of Jurisdiction:				Source of Data:		Data Current as of:			
Washington				CHAS Data Book		2000			
Household by Type, Income, & Housing Problem	Renters				Owners				
	Elderly	Family	All	Total	Elderly	Family	All	Total	Total
	1 & 2	Households	Other	Renters	1 & 2	Households	Other	Owners	Households
	Member		Households		Member		Households		
	Households				Households				
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Household Income <=50% MFI	51,315	75,450	87,315	214,080	82,715	45,725	28,545	156,985	371,065
2. Household Income <=30% MFI	28,380	35,780	49,430	113,590	32,505	18,790	15,120	66,415	180,005
% with any housing problems	65.4	85.2	79.9	77.9	70.2	81.7	76	74.8	76.8
3. Household Income >30 to <=50% MFI	22,935	39,670	37,885	100,490	50,210	26,935	13,425	90,570	191,060
% with any housing problems	68.7	79.1	79.4	76.8	40.5	78	70.5	56.1	67
4. Household Income >50 to <=80% MFI	19,785	63,305	62,425	145,515	76,405	80,660	30,445	187,510	333,025
% with any housing problems	47.9	39	38	39.8	23	63.5	60.1	46.4	43.5
5. Household Income >80% MFI	24,495	117,865	110,745	253,105	182,055	636,155	135,670	953,880	1,206,985
% with any housing problems	22.8	10.2	6.4	9.7	10.1	16.2	22.8	16	14.7
6. Total Households	95,595	256,620	260,485	612,700	341,175	762,540	194,660	1,298,375	1,911,075
% with any housing problems	51.7	38.4	38.6	40.5	23.2	25	36	26.2	30.8

SOCDS CHAS Data: Housing Problems Output for Black Non-Hispanic Households Table: A-23

Name of Jurisdiction:			Source of Data:		Data Current as of:				
Washington			CHAS Data Book		2000				
	Renters				Owners				
Household by Type, Income, & Housing Problem	Elderly	Family	All	Total	Elderly	Family	All	Total	Total
	1 & 2	Households	Other	Renters	1 & 2	Households	Other	Owners	Households
	Member		Households		Member		Households		
	Households				Households				
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Household Income <=50% MFI	2,155	10,540	6,675	19,370	1,400	1,595	430	3,425	22,795
2. Household Income <=30% MFI	1,535	5,455	3,985	10,975	720	680	245	1,645	12,620
% with any housing problems	71.3	84.3	78.5	80.4	79.2	80.9	75.5	79.3	80.3
3. Household Income >30 to <=50% MFI	620	5,085	2,690	8,395	680	915	185	1,780	10,175
% with any housing problems	73.4	79.8	79.4	79.2	55.1	82	83.8	71.9	77.9
4. Household Income >50 to <=80% MFI	355	5,530	3,620	9,505	825	2,310	785	3,920	13,425
% with any housing problems	35.2	42	32.3	38	50.3	75.1	77.1	70.3	47.4
5. Household Income >80% MFI	425	7,265	4,860	12,550	1,965	12,625	2,830	17,420	29,970
% with any housing problems	8.2	16.3	6.3	12.2	22.6	23.5	35.9	25.4	19.9
6. Total Households	2,935	23,335	15,155	41,425	4,190	16,530	4,045	24,765	66,190
% with any housing problems	58.3	52.1	44.5	49.8	43.1	36.3	48.5	39.5	45.9

SOCDS CHAS Data: Housing Problems Output for Hispanic Households Table: A-24

Name of Jurisdiction:			Source of Data:		Data Current as of:				
Washington			CHAS Data Book		2000				
	Renters				Owners				
Household by Type, Income, & Housing Problem	Elderly	Family	All	Total	Elderly	Family	All	Total	Total
	1 & 2	Households	Other	Renters	1 & 2	Households	Other	Owners	Households
	Member		Households		Member		Households		
	Households				Households				
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Household Income <=50% MFI	1,470	21,555	6,210	29,235	1,245	6,560	800	8,605	37,840
2. Household Income <=30% MFI	1,055	10,400	3,285	14,740	630	2,500	445	3,575	18,315
% with any housing problems	64.5	91	76.9	85.9	78.6	86	83.1	84.3	85.6
3. Household Income >30 to <=50% MFI	415	11,155	2,925	14,495	615	4,060	355	5,030	19,525
% with any housing problems	48.2	84	75.6	81.2	55.3	82.8	63.4	78	80.4
4. Household Income >50 to <=80% MFI	370	11,940	3,740	16,050	865	7,825	960	9,650	25,700
% with any housing problems	37.8	58.4	40	53.6	33.5	74.2	70.8	70.3	59.9
5. Household Income >80% MFI	365	11,975	5,470	17,810	1,710	20,890	3,020	25,620	43,430
% with any housing problems	11	39.2	14.7	31.1	16.1	32.2	30.3	30.9	31
6. Total Households	2,205	45,470	15,420	63,095	3,820	35,275	4,780	43,875	106,970
% with any housing problems	48.1	67.1	45.6	61.2	36.6	51.2	45.8	49.3	56.3

SOCDS CHAS Data: Housing Problems Output for Asian Non-Hispanic Households Table: A-25

Name of Jurisdiction:			Source of Data:		Data Current as of:				
Washington			CHAS Data Book		2000				
	Renters				Owners				
Household by Type, Income, & Housing Problem	Elderly	Family	All	Total	Elderly	Family	All	Total	Total
	1 & 2	Households	Other	Renters	1 & 2	Households	Other	Owners	Households
	Member		Households		Member		Households		
	Households				Households				
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Household Income <=50% MFI	N/A	N/A	N/A	20,635	N/A	N/A	N/A	6,975	27,610
2. Household Income <=30% MFI	N/A	N/A	N/A	13,340	N/A	N/A	N/A	3,110	16,450
% with any housing problems	N/A	N/A	N/A	66.1	N/A	N/A	N/A	78.8	68.5
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	7,295	N/A	N/A	N/A	3,865	11,160
% with any housing problems	N/A	N/A	N/A	81.4	N/A	N/A	N/A	72.2	78.2
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	8,315	N/A	N/A	N/A	8,595	16,910
% with any housing problems	N/A	N/A	N/A	49.8	N/A	N/A	N/A	66.8	58.5
5. Household Income >80% MFI	N/A	N/A	N/A	14,180	N/A	N/A	N/A	41,645	55,825
% with any housing problems	N/A	N/A	N/A	21.8	N/A	N/A	N/A	28	26.4
6. Total Households	N/A	N/A	N/A	43,130	N/A	N/A	N/A	57,215	100,345
% with any housing problems	N/A	N/A	N/A	51	N/A	N/A	N/A	39.6	44.5

SOCDS CHAS Data: Housing Problems Output for Pacific Islander Non-Hispanic Households Table: A-26

Name of Jurisdiction:			Source of Data:		Data Current as of:				
Washington			CHAS Data Book		2000				
	Renters				Owners				
Household by Type, Income, & Housing Problem	Elderly	Family	All	Total	Elderly	Family	All	Total	Total
	1 & 2	Households	Other	Renters	1 & 2	Households	Other	Owners	Households
	Member		Households		Member		Households		
	Households				Households				
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Household Income <=50% MFI	N/A	N/A	N/A	1,425	N/A	N/A	N/A	260	1,685
2. Household Income <=30% MFI	N/A	N/A	N/A	785	N/A	N/A	N/A	120	905
% with any housing problems	N/A	N/A	N/A	81.5	N/A	N/A	N/A	58.3	78.5
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	640	N/A	N/A	N/A	140	780
% with any housing problems	N/A	N/A	N/A	79.7	N/A	N/A	N/A	67.9	77.6
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	815	N/A	N/A	N/A	490	1,305
% with any housing problems	N/A	N/A	N/A	51.5	N/A	N/A	N/A	80.6	62.5
5. Household Income >80% MFI	N/A	N/A	N/A	1,155	N/A	N/A	N/A	1,735	2,890
% with any housing problems	N/A	N/A	N/A	26.4	N/A	N/A	N/A	29.4	28.2
6. Total Households	N/A	N/A	N/A	3,395	N/A	N/A	N/A	2,485	5,880
% with any housing problems	N/A	N/A	N/A	55.2	N/A	N/A	N/A	43.1	50.1

**Table A-27: CTED Inventory of Housing for
Migrant and Seasonal Farm Workers**

County	Estimated # of MSFWs*	Permanent Units	Seasonal Beds
Adams	2,962	67	132
Asotin	63		
Benton	22,338	43	98
Chelan	17,055	80	1,058
Clallam	166		
Clark	1,428		287
Columbia	607		
Cowlitz	318	75	382
Douglas	8,612	36	210
Ferry	13		
Franklin	15,840	16	126
Garfield	-		
Grant	28,941	167	255
Grays Harbor	483		
Island	31		
Jefferson	2		
King	699		
Kitsap	235		
Kittitas	1,105		
Klickitat	2,079	19	
Lewis	1,320	45	
Lincoln	55		
Mason	222		
Okanogan	9,820	54	558
Pacific	129		
Pend Oreille	-		
Pierce	1,631		
San Juan	18		
Skagit	4,175	125	794
Skamania	248		
Snohomish	999		
Spokane	495		
Stevens	122		
Thurston	669		
Wahkiakum	-		
Walla Walla	6,111		
Whatcom	3,170	49	
Whitman	451		
Yakima	52,476	298	19
Total State	185,088	1,074	3,919

*MSFW Enumeration Profiles Study, Alice C. Larson, PhD, September 2000